



**MEMORANDUM**

**Planning Division – PZ Memo No. 16-048**

**DATE:** JULY 6, 2016

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** LAUREN SCHUMANN, CITY PLANNER *LS*

**SUBJECT:** LUP16-0023 FRY'S FUEL CENTER

**Request:** Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store

**Location:** 2955 E. Ocotillo Road, southwest corner of Ocotillo and Gilbert roads

**Applicant:** Lauren Merrett; Mereco Inc.

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

**BACKGROUND**

The subject site is located at the southwest corner of Ocotillo and Gilbert roads within the new Artesian Marketplace commercial development with frontage along Ocotillo Road. Artesian Marketplace is bordered on the west by Norman Way and Fonte Al Sol, a single family residential subdivision. South of the property is a new Fry's Marketplace and to the east is Gilbert Road with the Plant commercial development beyond.

The request is for Liquor Use Permit approval to sell beer and wine for off-premise consumption only as permitted under a Series 10 Beer and Wine Store License. The approximately 800 square foot walk-in kiosk convenience store will sell beer and wine seven days a week, during the hours allowed by state law. Fry's Marketplace recently received Liquor Use Permit approval for the grocery store within Artesian Marketplace.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 29, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition to this request.

**RECOMMENDED ACTION**

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0023 FRY'S FUEL CENTER, subject to the following conditions:

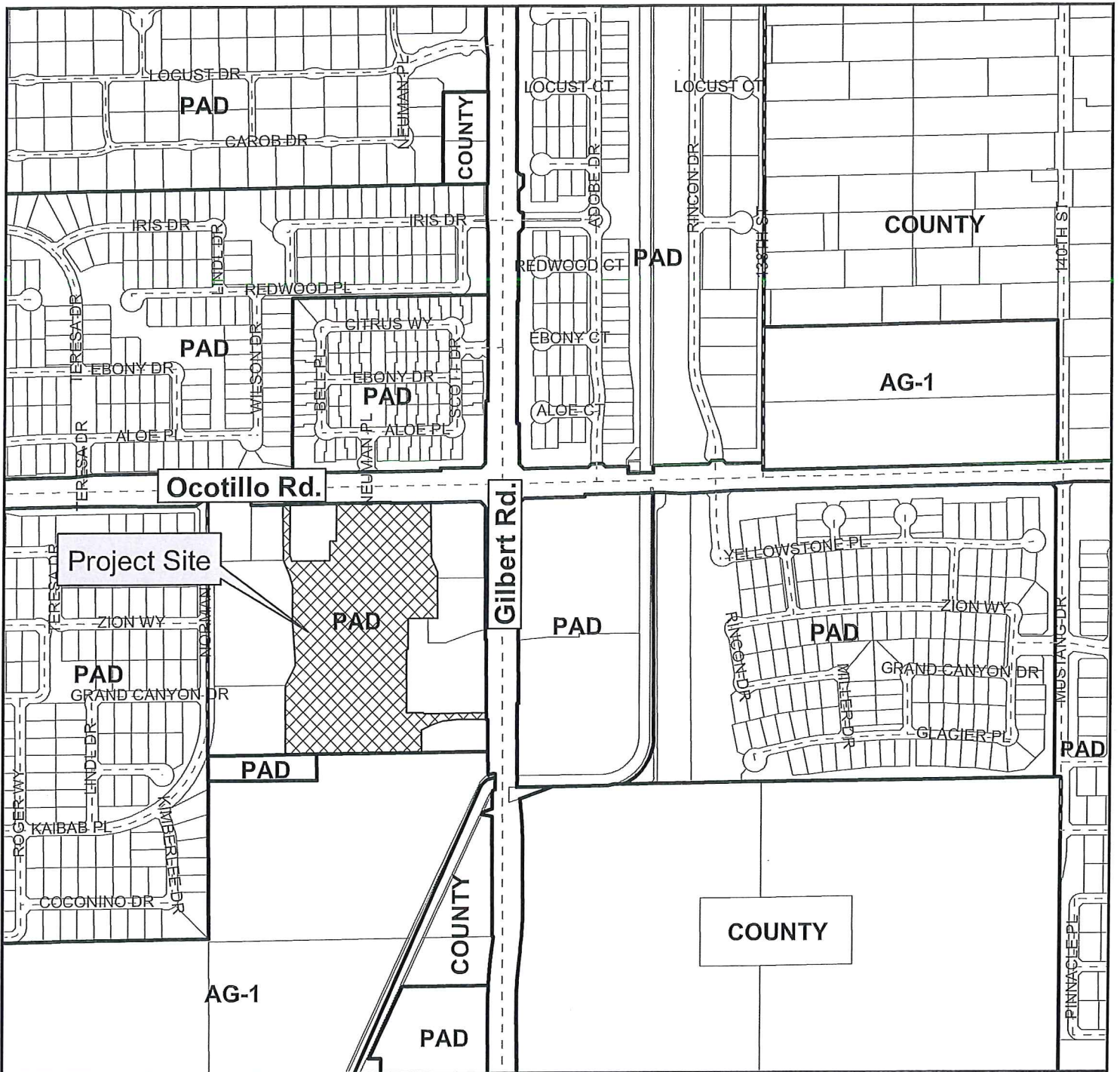
1. The Liquor Use Permit is granted for a Series 10 License only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. The Liquor Use Permit is non-transferable to other locations.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
4. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0023 FRY'S FUEL CENTER, subject to the conditions as recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plans
3. Floor Plan
4. Narrative



## Vicinity Map



LUP16-0023

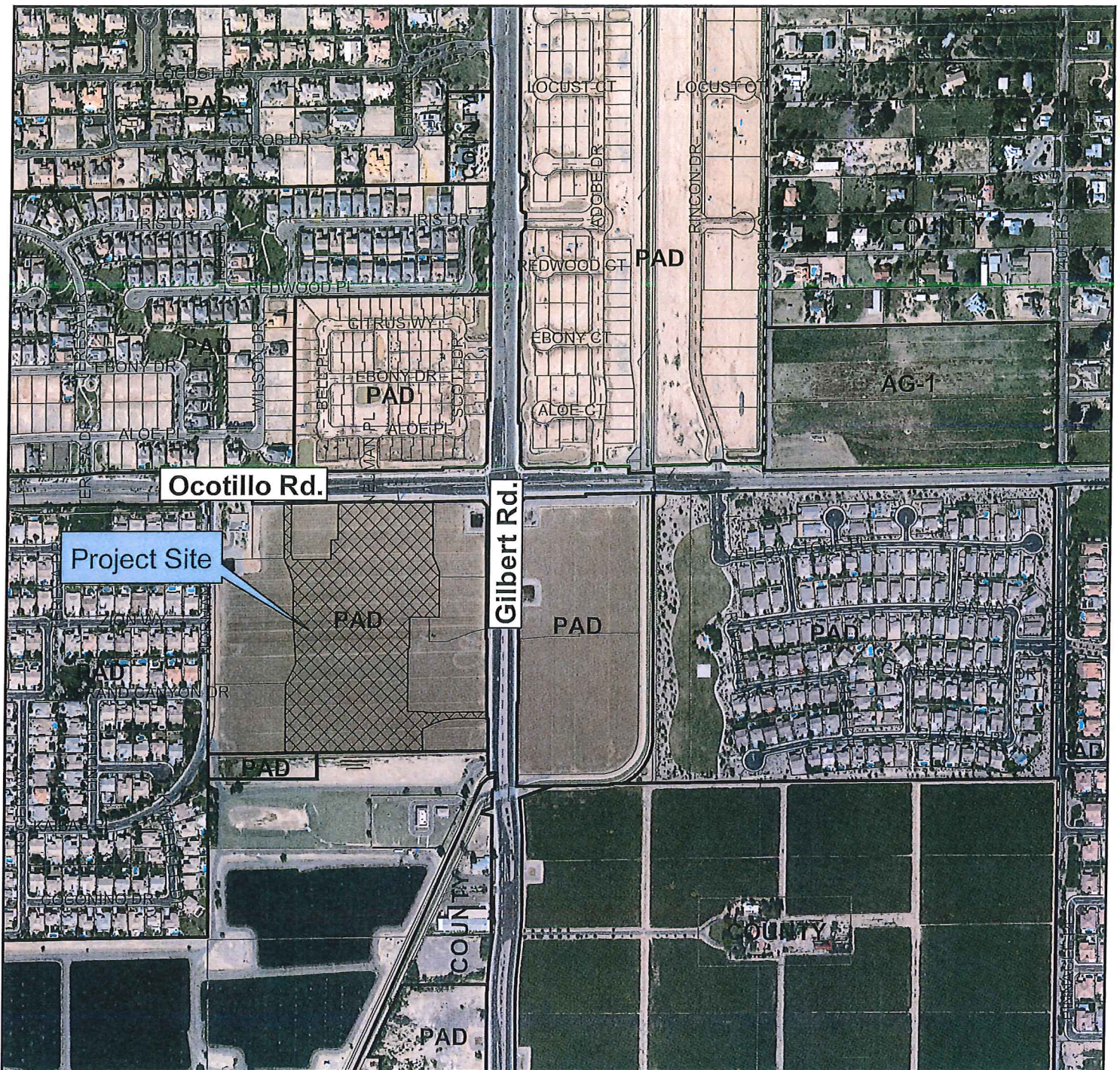
**Fry's Fuel Center  
Liquor Use Permit**



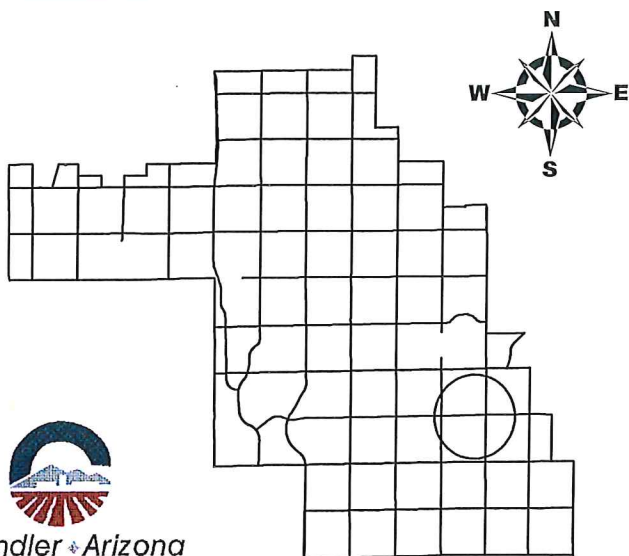
Chandler, Arizona  
Where Values Make The Difference

CITY OF CHANDLER 6/17/2016





## Vicinity Map



LUP16-0023

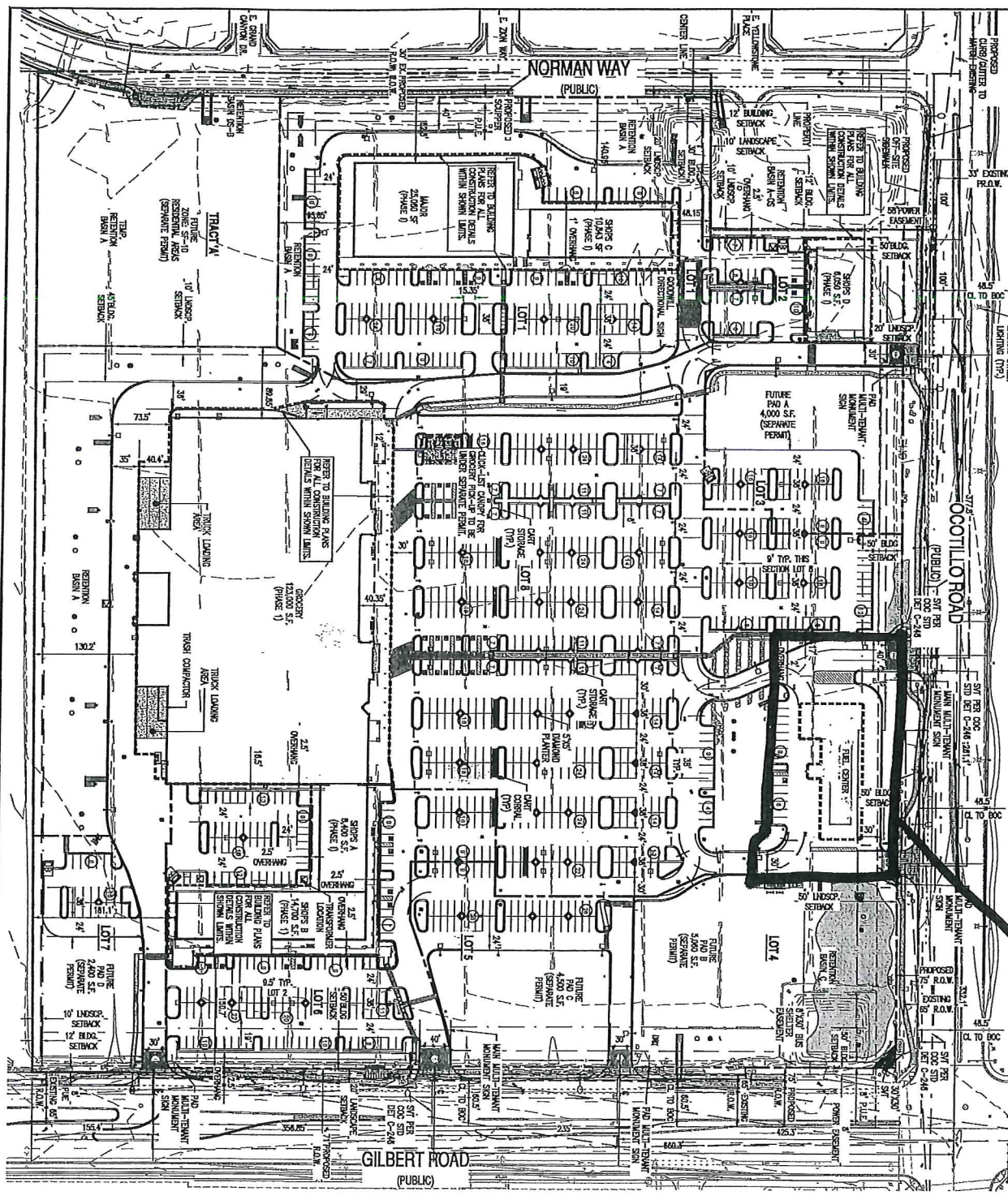
**Fry's Fuel Center  
Liquor Use Permit**





MASTER SITE PLAN  
ARTESIAN MARKETPLACE SHOPPING CENTER  
E Ocotillo Rd and S Gilbert Rd, Chandler, AZ 85249

Subject Site



EXISTING LEGEND:

- 1. EXISTING LOT
- 2. EXISTING BUILDING
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVE
- 5. EXISTING SIDEWALK
- 6. EXISTING CURB
- 7. EXISTING STREET LIGHT
- 8. EXISTING SIGN
- 9. EXISTING UTILITY
- 10. EXISTING FENCE
- 11. EXISTING LANDSCAPE
- 12. EXISTING PAVEMENT
- 13. EXISTING EASEMENT
- 14. EXISTING RIGHT-OF-WAY
- 15. EXISTING ZONING
- 16. EXISTING DEED
- 17. EXISTING SURVEY
- 18. EXISTING RECORD
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- 50. EXISTING IMPEDIMENT

PROPOSED LEGEND:

- 1. PROPOSED LOT
- 2. PROPOSED BUILDING
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DATE: 10/15/14  
EON15-0049

PROJECT ARTESIAN MARKETPLACE SHOPPING CENTER		LOCATION SOUTH WEST CORNER OF E Ocotillo Rd and S Gilbert Rd, Chandler, AZ	
DATE 10/15/2015		DRAWN BY J. L. LEE	
CHECKED BY J. L. LEE		SCALE AS SHOWN	
PROJECT NO. 120720		SHEET NO. C2.10	
SHEET TITLE MASTER SITE PLAN		SHEET NO. C2.10	

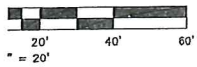
CLIENT: DERITO PARTNERS DEVELOPMENT, INC.  
3200 EAST CAMELBACK ROAD, SUITE 175  
PHOENIX, ARIZONA 85018  
480-834-8500

Civil Engineer: [Signature]

SEG SUSTAINABILITY ENGINEERING GROUP  
820 E. GELDING DR. SUITE 101, SCOTTSDALE, ARIZONA 85260  
WWW.AZSEG.COM TEL. 480.584.7226



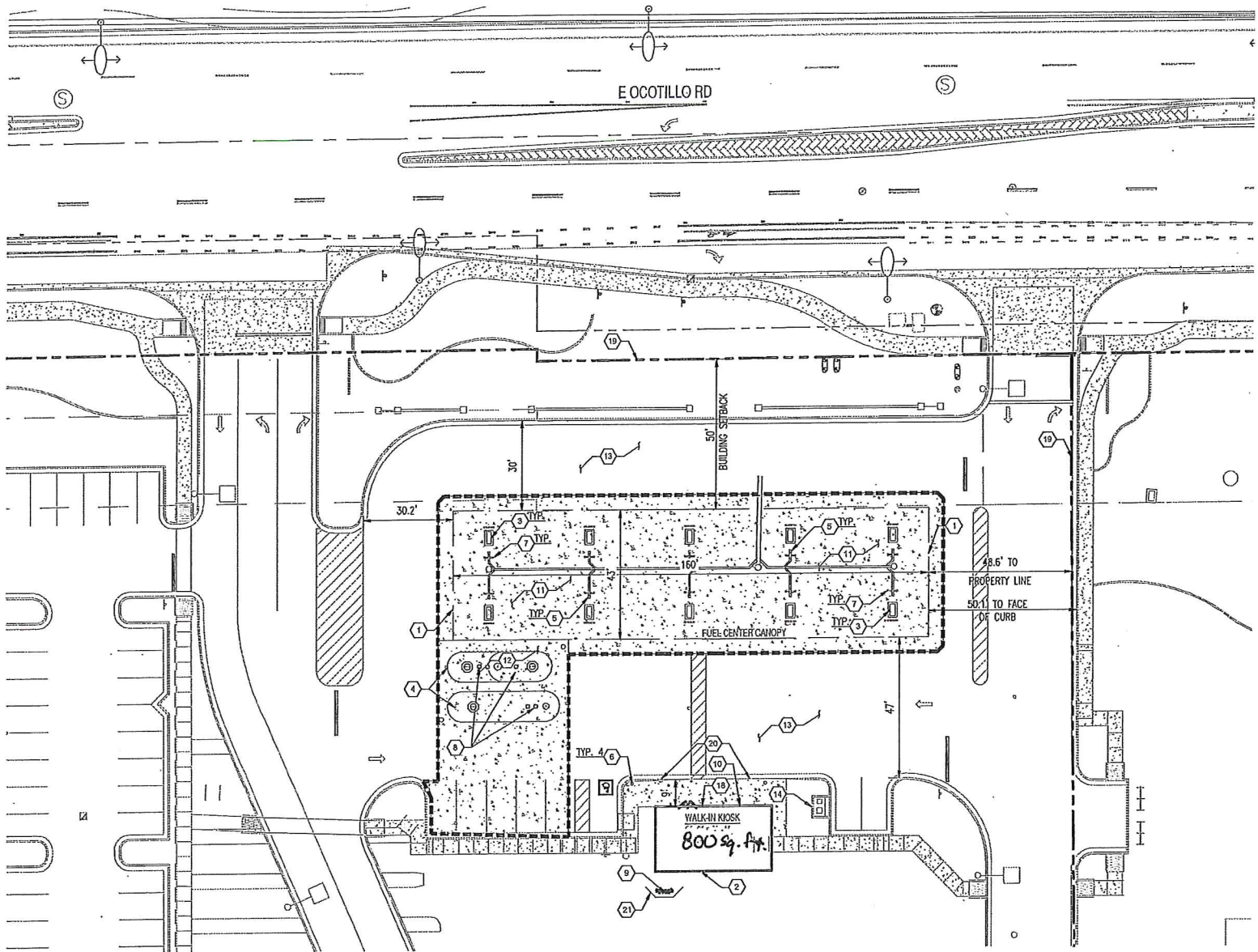
IGED SITE PLAN - FUEL CENTER



# ENLARGED SITE PLAN

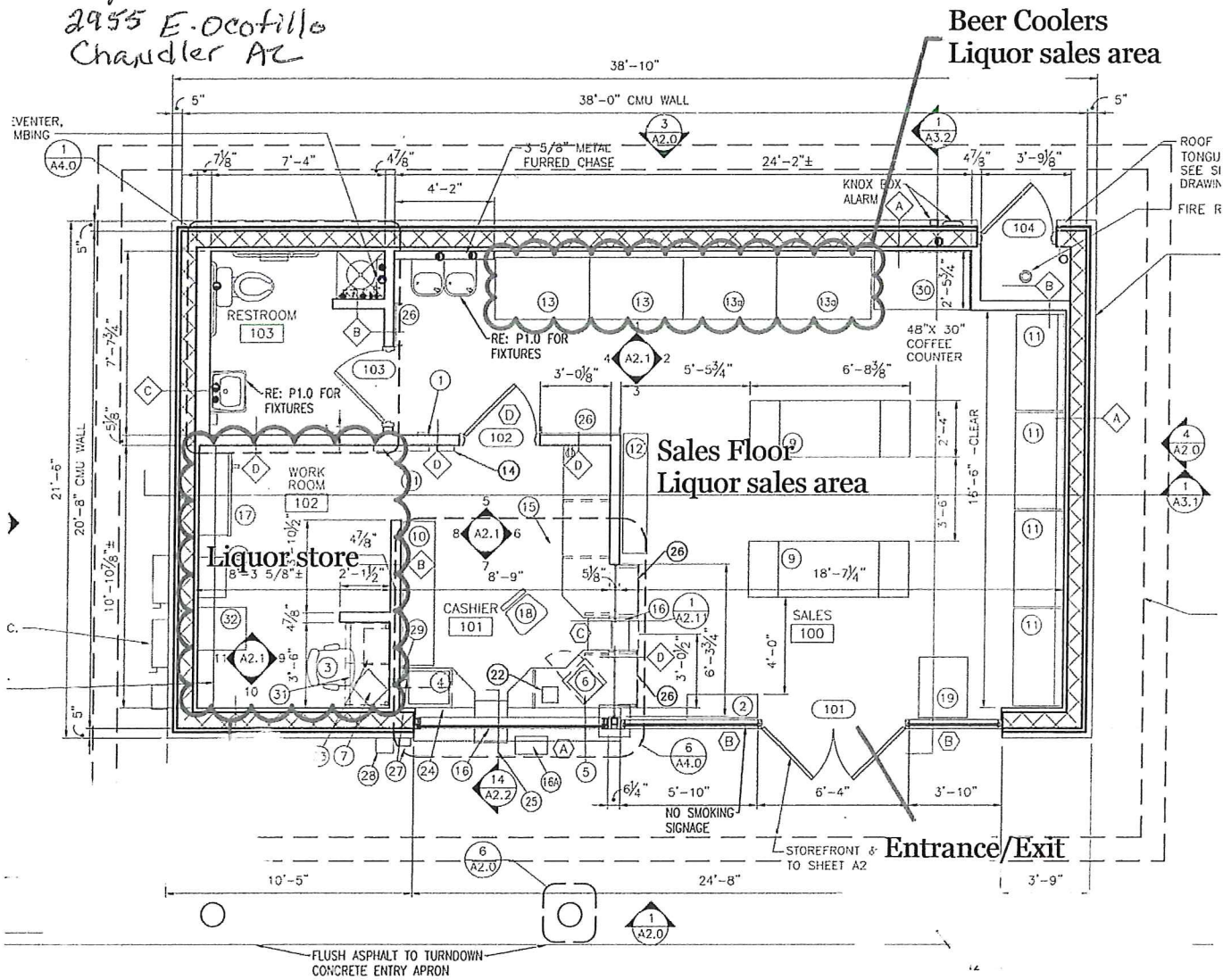
## ARTESIAN MARKETPLACE - FRY'S #681 FUEL CENTER

E OCOTILLO RD AND S GILBERT RD, CHANDLER, AZ 85249



### PROPOSED LEGEND:

- — — — — PROPERTY LINE
- - - - - CONTRACTOR LI
- - - - - EASEMENT LINE
- STRIPING
- CONCRETE



Fry's Marketplace Narrative series 10 liquor licenses:

Please accept this application for a Series 10 Beer and Wine License use permit on behalf of Fry's Food and Drug Store. The purpose of these licenses is to provide off sale alcohol sales for the convenience store. The 800 square foot store will be located within Artesian Marketplace at 2929 E. Ocotillo Road. Hours of operation are 24 hours per day, 7 days a week, however, liquor products will only be sold during permitted hours allowed by state law.

Regarding storage sales etc.:

As is standard in this industry, there is a specified storage area for alcohol identified by the #2 on the footprint/diagram, however for loading, unloading and staging the entire back room must be identified as potential liquor storage. This is also indicated by the #2 on the diagram.

Similar to the storage issue the sales area has a specific designation however, as is standard in this industry the entire sales floor must be identified as potential sales. This is to accommodate end-caps, special items, sales and or promotions.

Thank you for your consideration  
Lauren Merrett  
Mereco Inc.  
Agent for Fry's Food and Drug Stores